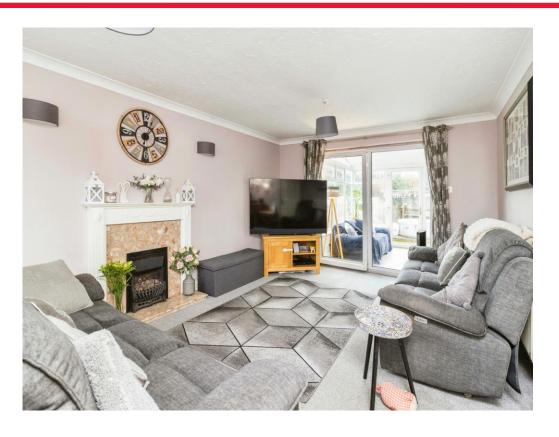


Connells

Sandford View NEWTON ABBOT







# **Property Description**

This stunning detached family home offers an abundance of space and flexible living options, spread across three levels. Situated in the desirable Jetty Marsh development, just a short distance from Newton Abbot town centre, this home provides easy access to local schools, amenities, and excellent transport connections. The accommodation includes a bright and spacious lounge with a balcony, a well-equipped kitchen/breakfast room, a utility room, five bedrooms, two shower rooms, a family bathroom, and a spacious conservatory that serves as a delightful dining area. There is also potential for a separate annexe on the lower ground floor.

There is a large enclosed sunny garden to the rear providing ample dining space, two sheds and power.

Sandford View is within the sought-after Jetty Marsh Development, located within half a mile of the town centre and walking distance from local schools. Newton Abbot is a thriving market town and offers an extensive range of shopping, business and leisure facilities. It also benefits from a mainline railway station, bus station with timetables routes throughout Teignbridge and Torbay and there is good access onto the A38 and A380.

# **Front Of The Property**

Driveway parking on both sides of the garage, with additional paved driveway parking to the right.

### **Ground Floor**

Part glazed uPVC door leading into the hallway.

## **Hallway**

Double glazed window to the side of the property, stairs to first floor wall mounted radiator, door to garage and door leading to an inner hallway.

### **Bedroom Two**

17' 9" max x 9' max ( 5.41m max x 2.74m max )

Double glazed window to the rear of property, storage cupboard and a wall mounted radiator.

# **Utility Room**

Double glazed window to the side of the property, wall and base units, 1.5 bowl stainless steel sink/drainer, space for fridge freezer and a wall mounted radiator.

### Bathroom

Corner shower cubicle, WC, wash hand basin and a wall mounted heated towel rail.

### First Floor

Storage cupboard.

# Lounge

18' 5" max x 12' max ( 5.61m max x 3.66m max )

Double glazed doors to the front of the property leading on to a balcony, feature fireplace with flame effect burner, wall mounted radiator and sliding doors leading to the conservatory.

### Kitchen/Diner

18' 5" max x 9' max ( 5.61m max x 2.74m max )

Double glazed window to the front of the property, wall and base units, one bowl sink/drainer, four ring gas hob with extractor over, integrated eye level double oven, plumbing for dishwasher, plumbing for washing machine, part tiled, door to the side of the property and a wall mounted radiator.

# Conservatory

25' 4" max x 12' 7" max ( 7.72m max x 3.84m max )

Large conservatory offering an additional space for a second living area and a dining room. Doors leading to the rear garden.

# Office/Study

6' 1" max x 6' 2" max ( 1.85m max x 1.88m max )

Fitted desk and a wall mounted radiator.

## **Second Floor**

Loft access.

#### **Bedroom One**

9' 3" max x 11' 7" max ( 2.82m max x 3.53m max )

Double glazed window to the front of the property and a wall mounted radiator. Storage cupboard and door leading to the ensuite.

#### **Ensuite**

Obscure double glazed window to the front of the property, shower cubicle, WC, wash hand basin and a wall mounted radiator.

### **Bedroom Three**

8' 9" max x 10' 7" max ( 2.67m max x 3.23m max )

Double glazed window to the rear of the property and a wall mounted radiator.

### **Bedroom Four**

9' 3" max x 9' 3" max ( 2.82m max x 2.82m max )

Double glazed window to the front of the property and a wall mounted radiator.

### **Bedroom Five**

8' 9" max x 7' 5" max ( 2.67m max x 2.26m max )

Double glazed window to the rear of the property and a wall mounted radiator.

### **Bathroom**

Obscure double glazed window to the rear of the property, bath with over and glass screen, WC, wash hand basin and a wall mounted radiator.

# **Rear Of The Property**

A covered decked area leading out from the side kitchen door makes for an ideal area for al-fresco dining with electric point. A few steps down takes you to a small terrace with a shed and a gate which leads to the front of the property. The large sunny lawn is enclosed and offers a high degree of privacy, a covered pergola to the far left corner is a perfect place for a hot tub with an outside electrical point, lights and a further shed.

# Garage

12' 4" max x 11' 8" max ( 3.76 m max x 3.56 m max )

Single garage with up and over door. Door leading into the hallway.

















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Tenure: Freehold



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